

# STAFF REPORT

Assessor's Parcel Number(s)  
254-08-009

Completed by: Sally Notthoff Zarnowitz

Net Density: n/a

Proposed Use: Office and Public Exhibit Space

Completed by: SNZ

Project Conformance:  
☒ Yes     ☐ No  
☐ See Analysis and Recommendations

Completed by: SNZ

## R-2 (PD) Planned Development

[x] Exempt  
[ ] Environmental Review Incomplete

Completed by: SNZ

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PUBLIC AGENCY COMMENTS RECEIVED

Completed by: SNZ

Department of Public Works

None

Other Departments and Agencies

See attached City of San Jose Fire Department Memo

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GENERAL CORRESPONDENCE

None

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ANALYSIS AND RECOMMENDATIONS

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## **BACKGROUND**

The applicant, the City of San Jose Department of Parks, Recreation and Neighborhood Services is requesting a Historic Preservation permit to allow for exterior changes to the Overfelt House and associated Tank House, (Historic Landmark No. HS85-30) in order to rehabilitate the house as a Park Visitors' Center with office space, and the Tank House as storage. The site is zoned R-2 Residential and is designated Public Park and Open Space on the adopted San Jose 2020 Land Use and Transportation Diagram. Surrounding land uses include a Public Library and High School to the north, residential to the south across McKee Road, a health center to the east and residential to the west across Educational Park Drive.

### ***Historic Resource Description***

The attached *Architectural Program for the Overfelt House and Tank House*, dated March 21, 2003 by Gil Sanchez, Architect Inc. describes the significance of the historic structure and site as follows.

William and Mary Overfelt were pioneers in the settlement of the Santa Clara valley, establishing a stock and dairy ranch on McKee Road in 1858. William Overfelt with two friends organized the district for the first free public school outside San Jose City limits, Pala School. Mary built the Overfelt House in 1877 after William's death. Mildred Overfelt, the youngest of William and Mary's five children, lived in the house until her death in 1967. She granted 32 acres of the family ranch land "For and in consideration of the love and affection which Grantor has for the people of the City of San Jose" upon her death, to be established as "a park for the people of San Jose," which was to be named "Overfelt Gardens".

The Overfelt House and Tank House were relocated approximately one mile to Overfelt Gardens Park in 1985

project is limited to the rehabilitation of a historical resource in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

### **GENERAL PLAN CONFORMANCE**

The proposed project is consistent with the site's General Plan Land Use/Transportation Diagram designation of Public Park and Open Space. Additionally, the rehabilitation is consistent with the General Plan Historic, Archaeological and Cultural Resources Goal of the preservation of historically significant structures and districts in order to promote a greater sense of awareness and community identity and to enhance the quality of urban living.

### **PROJECT DESCRIPTION**

The project proposes new site construction to address accessibility, parking and maintenance, and the rehabilitation of the Overfelt House and associated Tank House.

#### **Site**

A new wooden ramp will be constructed at the rear of the house for disabled access. The dimension of the wood siding on the low wall onto which the handrail will be mounted will be differentiated from that of the existing siding. The band around the house foundation and all the paths will be constructed of stabilized crushed granite with a wood border. General site lighting will be provided including lighting along the pathway to the parking lot. Two parking spaces, one of which will be a disabled access parking space, will be added to the parking lot. Six feet high landscaping shrubs or vines will be planted to screen the service area's existing chain link fencing. A new wood picket fence will surround the house and the tank house.

#### **House**

The existing wood siding will be retained, repaired or replaced in kind, missing roofing will be replaced with new compatible cedar shingled roofing, the missing historic wood windows will be replaced with compatible double-hung wood windows, and the existing non-historic window shutters will be replaced with compatible functional wood shutters. Wood siding to match the existing will be installed to cover the concrete foundation on which the house now sits. The original front porch was removed when a larger glassed-in front porch was built onto the front of the house. This porch addition (after the 1920's) obscures the original lines of the house and is of poor quality construction. The front porch will be reconstructed based on details evident in the framing and in similar front porches of the period. The siding on the new construction will be of a differentiated dimension from that of the original siding. While the house had a kitchen and bathroom addition prior to its relocation, the

The primary project issue is conformance with the Secretary of the Interior's Standards for Rehabilitation. The project conforms to the Standards in general, and in particular to Standards No. 1, No. 6, and No. 9.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed use of the Overfelt House as a Park Visitors' Center with office support space and the use of the associated Tank House as storage require minimal changes to the property's historic features.

6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.

The existing wood siding will be retained, repaired and replaced in kind. Because the existing historic windows and shutters have been removed, the replacement features will be compatible with the house in design and material.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The new access ramp and front porch will not destroy historic materials or spatial relationships, and their scale and simple design will be compatible with the historic features. The new wood siding will be differentiated from the old wood siding by a variation in dimension.

On April 16, 2003 the Historic Landmarks Commission Design Review Subcommittee reviewed the proposed project. Comments from that meeting are attached.

### **COMMUNITY OUTREACH**

A Community Meeting was held on November 21, 2002 for this project. On April 16, 2003 the Project was reviewed at the Historic Landmarks Commission Design Review Subcommittee meeting. A public hearing notice for the project was published in a local newspaper and mailed to all property owners and tenants within 500 feet of the subject site.

### **RECOMMENDATION**